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Strategy for Transforming the Post Award Construction Administration Process for Design-Build Fast-Track Contracts

Mr. Walt Norko, P.E.

Construction Management Team Leader,

Engineering and Construction

U.S. Army Corps of Engineers

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MILCON Transformation Strategy

- Phase I – FY 06 – FY 07
  - Transition Period to develop & implement revised business practices for D/B fast track contracts
- Phase II – FY 08 & Beyond
  - Implement Site Adapt-Build Strategy
  - Contract and construct standard facilities based on COS site-adapt design
  - Implement Fast-track D/B Best Practices

MT Design-Build Fast Track Contracts

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- Phase I – Contract for facilities based on using generic RFP with revised D/B contract specifications for:
  - Section 01012 Design After Award
  - Section 01312A Quality Control System
  - Section 01320A Project Schedule
  - Section 01330 Submittal Procedures
  - Section 01355A Environmental Protection
  - Section 01451A Contractor Quality Control
  - Section 01500A Temporary Construction Facilities
  - Section 01780 Design Build Project Closeout

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MT Design-Build Fast Track Processes

- Section 01012 Design After Award
  - Pre-Work Activities & Conferences
  - Stages of Design Submittals
  - Design Configuration Management
  - Interim Design Reviews
  - Final Design Reviews
  - Design Complete Document Requirements

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MT Design-Build Fast Track Processes

- Introduction – Section 01012
  - Design Packages – Contractor's option
  - Can submit the design in up to 10 design packages
  - No more than 3 design packages for site and associated work
  - Design packaging will be included as part of submittal register and schedule submission
  - Contractor can proceed with construction after each final design package approved and released for construction by CO or ACO
  - Designer of Record (DOR) responsibilities increased

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- Stages of Design Submittals
  - Contractor will determine how to best plan and execute the design and review process
  - Minimum Requirements for each design package
    - One interim design submittal
    - One final design submittal before construction may proceed on that category of work
    - One design complete submittal that documents the accepted design
  - Site/Utilities Package – Can submit final (100%) package
  - Interim Design Submittals – Complete package or split into smaller individual packages to accommodate F/T
    - Not a hold point for further design progress

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- Different Teaming arrangement & performance goals
- Compressed schedule with concurrent interdependent design, procurement, and construction activities
- More interfaces/hand-offs within the project team
- Cost/schedule risk as design details develop
- Continuous new information that must be integrated into the project solution
- Design-build contractor must take more responsibility for the project.
- Cultural changes both for Government personnel and contractor.
- Develop a partnering culture to achieve success

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- Phase I – Develop specific Engineering Regulations addressing revised contract administration processes noted in generic RFP with emphasis on the following:
  - Revise ER 415-1-10 on Submittals to reflect generic RFP requirements
  - Revise ER 1-1-11 on Schedules to reflect changes in Section 01320
  - Revise ER 1180-1-6 on Quality Control to reflect changes in Section 01451 and design-build fast-track approach.
  - Revise ER 415-1-11 to include BCOE process changes to support new RFP approach.

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- Several areas of major process & workflow changes will be required to execute the fast-track design-build contracts such as:
- Design submissions & approvals
- Level of design completion needed to start construction
- Concurrent design & construction
- Submittal process and Designer of Record approvals
  - Two new codes are DA (Designer of Record approved) and CR (Government Review for Conformance)
  - GA code should be minimized
- Reduced submittal reviews by Government
- Quality Assurance for conformance and code

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- Phase II – FY 08+ - Fully implement a risk based fast–track D/B contract administration process based on a revised set of ER's and lessons learned from Phase I:
- Implement a construction management approach based on commercial best practices that are a combination of the following:
  - RFP & Proposal conformance
  - Owner representative duties
  - Code compliance
  - Safety compliance
  - Labor standards

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Project Delivery Method Drivers for Design-Build

- Early Completion/Schedule
- Less Conflict
- Lower Costs
- Increased Quality
- Innovation Potential
- Industry Capabilities
- Prescriptive vs. Performance Requirements

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- Construction management process changes needed to implement the D/B fast-track contracts.
- Changed roles and responsibilities for management of design-build fast-track contracts
- Draft policy documents to implement the generic RFP requirements and fast-track execution will be needed in the following areas:
  - **Management of design submittals**
  - **BCOE reviews**
  - **Project scheduling**
  - **Submittal process**
  - **Quality assurance/quality control process**
  - **DDC requirements**

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Questions